# The Briars, Dingle Road, Stourbridge, DY9 0RS

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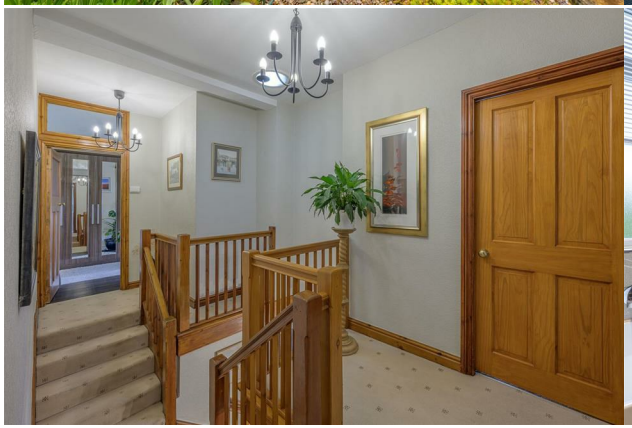
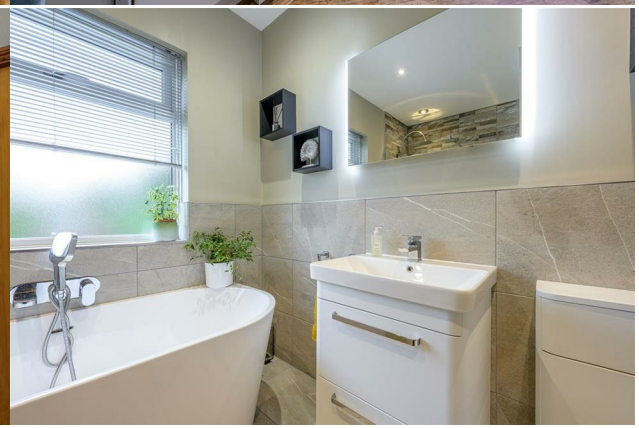
## Summary...

A perfect example of an impressive, traditional-style and characterful four bedroom detached home situated amongst this highly acclaimed address a stones throw from Oldswinford High Street and Stourbridge Junction. Offering substantial and flexible accommodation perfect for large and mixed families; the property enjoys a generous-size plot with large South-facing mature rear garden and private block paved driveway. To summarise to prospective buyers what's available; the property briefly comprises of porch and welcoming reception hall complete with stained glass and feature exposed timber, formal dining room with bay window, separate extended lounge with log burning stove leading to bright and airy conservatory, well equipped modern kitchen breakfast room with integral appliances with large utility, integral double garage and guest cloakroom completing the ground floor adding an essential sense of practicality. Continuing upstairs off a gallery-style split-level-landing leads to both East and West wings with commanding master bedroom running the full depth of the property with dual aspect, fitted wardrobes, dressing table and en suite whilst there's two further double bedrooms with fitted wardrobes, one with balcony, additional multi-functional bedroom four ideal for home office and luxurious family bathroom with separate shower. Additional benefits include excellent school catchment, easy access to motorway network, Stourbridge Golf Club and other nearby amenities. Viewings are highly recommended to appreciate what this lovely property has to offer.

Front of the Property
To the front of the property beyond beyond low-level gate leads to a large block paved driveway, mature shrub screening, outside light, gated side access leading to rear garden, up and over door to double garage, double glazed doors to porch and EV charging point.

Porch
With double glazed doors leading from the front of the property, quarry tiled floor, double glazed windows, featured stained glass windows and a door to reception hall.

Reception Hall
12'9" x 9'10"
With featured stained glass door and windows leading from porch, stairs to first floor landing, doors to various rooms and a central heating radiator.

Dining Room
13'1" x 11'9" into bay
With a door leading from reception hall, space for large dining table and dresser, decorative cornice, picture rail and celling rose, double glazed bay window to front and a central heating radiator.

Lounge
15'5" x 11'9"
With a door leading from reception hall, space for seating, log burning stove with marble hearth and decorative mantle, cornice, wall lights, double glazed door leading to conservatory and a central heating radiator.

Conservatory
10'9" x 11'9" max
With double glazed door leading from lounge, space for seating, tiled floor, double glazed windows and french doors to rear and a central heating radiator.

Kitchen Breakfast Room
23'7" x 9'10"
With doors leading to various rooms, fitted with a range of matching wall and base units with worksurfaces over and matching upstand, one and a half sink and drainer, two eye-level integrated ovens and grill, separate electric hob with stainless steel cooker hood over, dishwasher, fridge, space for breakfast table, dresser and American style fridge freezer, karndean floor, recessed spotlights, further cupboard and plinth lighting, double glazed door and window to garden and a central heating radiator.

Utility
14'5" x 6'10"
With doors leading from kitchen breakfast room and double garage, matching wall and base units worksurfaces over and matching upstand, sink and drainer, plumbing for a washing machine, space for tumble dryer, karndean floor, double glazed windows to rear and a central heating radiator.

WC
With a door leading from reception hall, WC, wash hand basin set into vanity unit, part tiled walls, tiled floor, wall light, extractor fan and central heated towel rail.

Gallery Landing
With stairs leading from reception hall and further stairs to east and west wings, doors to various rooms, loft hatch with ladders, sun tube and a central heating radiator.

Master Bedroom
23'11" x 14'9" max
With doors leading from gallery landing and en-suite, fitted wardrobes, desk and dressing table, laminate floor, recessed spotlights, double glazed windows to front and rear and two central heating radiators.

En-Suite
With a door leading from master bedroom, walk-in shower with waterfall shower head and separate shower attachment, WC, wash hand basin set into vanity unit, tiled walls and floor, recessed spotlights, extractor fan, double glazed window to rear and a chrome central heated towel rail.

Bedroom Two
11'9" x 11'9" including wardrobes
With a door leading from gallery landing, picture rail, fitted wardrobes, double glazed door and windows to balcony and a central heating radiator.

Bedroom Three
11'9" x 11'9" including wardrobes
With a door leading from gallery landing, fitted wardrobes, picture rail, double glazed bay window to front and a central heating radiator.

Bedroom Four
9'10" x 8'2" max
With a door leading from gallery landing, fitted wardrobes, double glazed window to front and a central heating radiator.

Bathroom
With a door leading from gallery landing, free standing bath with separate shower attachment, double walk-in shower with waterfall shower head and separate shower attachment, wash hand basin set into vanity unit, WC, tiled floor and part tiled walls, recessed spotlights, double glazed window to rear and a chrome heated towel rail.

Garage
16'8" x 14'5"
With a door leading from utility, electric up and over garage door, wall and base units with work surfaces over and stainless steel sink and drainer, featured stained glass window to side, light and power, useful storage space and wall mounted central heating boiler.

Garden
With double glazed doors leading from conservatory and kitchen, composite decking seating area, large well maintained lawn, mature shrub borders and trees, garden shed, further seating, outdoor tap, power and gated side access leading to the front of the property.

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GROUND FLOOR

1ST FLOOR

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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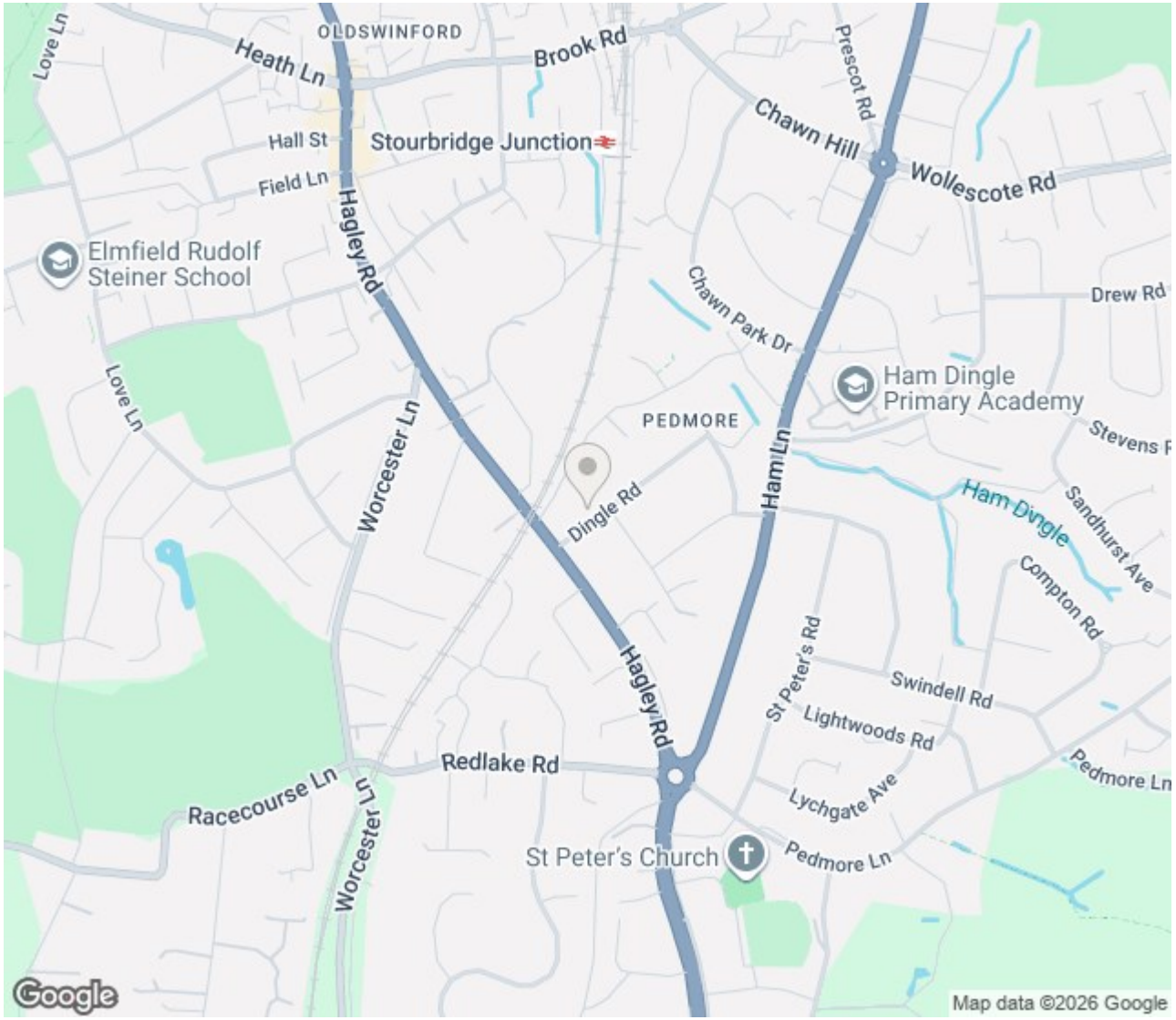
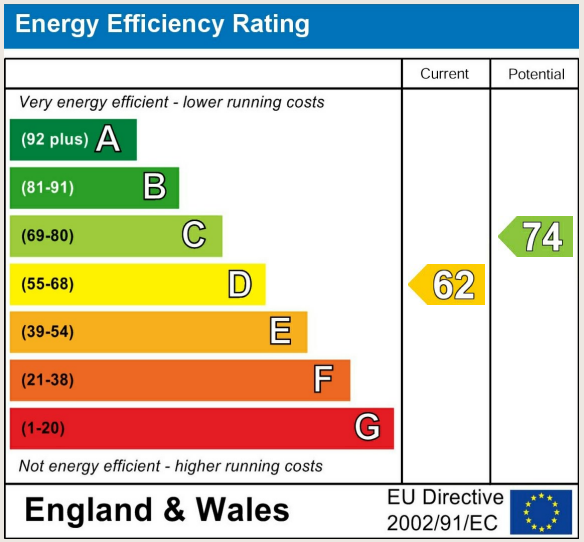



# ENERGY PERFORMANCE CERTIFICATE

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If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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